

**40 Scott Street, Wolumla, NSW 2550**



**Duplex/Semi-detached For Sale**

Thursday, 1 February 2024

40 Scott Street, Wolumla, NSW 2550

**Bedrooms: 6**

**Bathrooms: 2**

**Area: 1012 m2**

**Type: Duplex/Semi-detached**



Paul Griffin

0400024300

**\$699,000**

Introducing a prime investment opportunity at 40 Scott Street, Wolumla. This property features two fully leased 3-bedroom townhouses on a single block, making it an ideal choice for savvy investors. Each townhouse boasts an open-plan living design, providing a comfortable and spacious environment for tenants. The central location of 40 Scott Street offers real convenience, allowing residents to enjoy a village lifestyle while having easy access to essential amenities with a hotel, general store/post office and public school. Situated in the heart of the Bega Valley, the regional centre of Bega is a mere 20 km away, offering a range of services and facilities. The coastal town of Merimbula, just 12 km from Wolumla, adds an extra layer of appeal, providing residents with the opportunity to experience the beauty of the nearby coastline. Whilst currently returning \$640 per week with long term tenants, scope for future rent increases make these town houses the perfect investment. Don't miss the chance to secure this promising investment in a sought-after location. Contact us today for more information and to arrange a viewing of 40 Scott Street, Wolumla.